

**DEPARTMENT OF
CITY PLANNING**

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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**CITY OF LOS ANGELES
CALIFORNIA**



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DEPUTY DIRECTOR

July 5th, 2023

Owner

3208 Verdugo Property LLC
11677 San Vicente Blvd., Suite 206
Los Angeles, CA 90049

Applicant

Peyman Yadegar
1167 San Vicente Blvd. Suite 206
Los Angeles, CA 90049

Representative

EZ Permits, LLC
Sean Nguyen
7251 Owensmouth Ave., Suite #2
Canoga Park, CA 91303

RE: Vesting Tentative Tract Map No. 76042-SL
Related Case: DIR-2017-2074-SPP-CDO
Address: 3208-3214 N Verdugo Rd.
Community Plan: Northeast Los Angeles
Council District: 1 - Hernandez
Existing Zone: RD2-1-CDO
CEQA: ENV-2017-2071-CE

EXTENSION OF TIME

On July 22nd, 2020, the Deputy Advisory Agency conditionally approved Vesting Tentative Tract Map No. 76042-SL for a maximum of ten (10) small lots, pursuant to LAMC Section 12.22 C.27 (Ordinance No. 176,354), as shown on map stamp-dated May 25, 2017 in the RD2-1-CDO Zone, located at 3208-3214 N Verdugo Rd. within the Northeast Los Angeles Community Plan

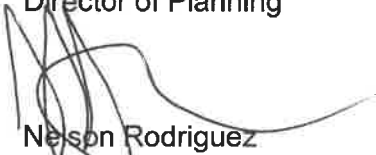
In conjunction with VTT-76032-SL, the Director of Planning approved a Project Permit Compliance Review and Community design Overlay Plan Approval for the construction of 10 small lot dwellings within the Mount Washington-Glassell Park Specific Plan and Cypress Park and Glassell Community Design Overlay, respectively.

Pursuant to LAMC Section 17.07 A.1, the final map must be recorded within three years of the approval. In accordance with the provisions of Section 66452.6(e), Article 2, Chapter 3 of the Government Code, and LAMC Section 17.07 A.2, the Deputy Advisory Agency is authorized to grant a six-year extension for the recording of the final Vesting Tentative Tract Map No. 76042-SL.

In addition, pursuant to Chapter 1, LAMC Section 12.36 G.2, approvals granted in conjunction with a subdivision approval pursuant to these multiple entitlement procedures may be extended for the full-time limit of the subdivision approval, including time extensions pursuant to Article 7 of this Code, for the purpose of recordation of an approved map.

Therefore, the new expiration date for the subject map and related Case No. VTT-760-42-SL is July 22nd, 2029

VINCENT P. BERTONI, AICP
Director of Planning

A handwritten signature in black ink, appearing to read 'Nelson Rodriguez', is written over the printed name and title.

Nelson Rodriguez
Deputy Advisory Agency
VPB:NR:NR

cc: Councilmember Eunisses Hernandez

TIME EXTENSION PER CHAPTER 1 OF LAMC

City of Los Angeles – Department of City Planning

1. TIME EXTENSION REQUEST

CASE #: VTT-76042-SL PROJECT ADDRESS: 3208 – 3214 North Verdugo Road

DATE OF APPROVAL: 07/22/20 EFFECTIVE DATE OF APPROVAL: 08/03/20

2. JUSTIFICATION/REASON FOR TIME EXTENSION

The applicant must set forth the reasons for requesting the extension and provide sufficient factual material to support a finding that the subject project could not have a valid permit from LADBS issued, and that construction could not have begun and carried on diligently without suspension or abandonment of work; or in the case of an approval that does not require permits, that operations of the use could not have commenced.

COVID 19, EMERGENCY ORDER, MULTIPLE AGENCY APPROVALS

3. ADDITIONAL INFORMATION/REQUIREMENTS

- Time extensions for approvals determined by the Director of Planning, the Zoning Administrator, or the Area/City Planning Commission can only be granted for cases filed on or prior to May 19th, 2012 (effective date of Multiple Approvals Ordinance – Ord. 182,106).
- By-Right Time Extensions per Ordinance 182,106 are not granted via this form. See the form titled “By-Right Time Extensions per Ordinance 182,106” (CP-7746.1) to effectuate by-right extensions.
- Tract Maps, Parcel Maps, Private Streets, and other approvals determined by the Advisory Agency are allowed a 6 year extension pursuant to LAMC Section 17.07 A2. An additional 1 year extension may be granted for approvals that were *already* granted a 5 year time extension pursuant to LAMC Section 17.07 A2, *prior* to the effective date of Ordinance 180,647, effective 04/30/09 (which extended the time extension life from 5 years to 6 years).
- Time extension application must be filed with a copy of the *final* Letter of Determination. If an application was approved after an appeal to the APC, CPC, or City Council, a copy of the Letter of Determination approved by that body must be filed.

4. OWNER/APPLICANT INFORMATION

Applicant: Peyman Yadegar - Manager Company: 3208 Verdugo Property LLC
Address: 11677 San Vicente Blvd, Suite 206 Telephone: (310) 995-2928
Zip: 90049 E-mail: jglasgow@avenuehomes.com

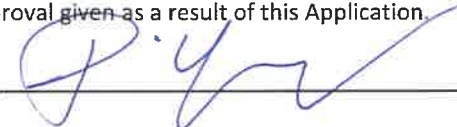
Property Owner: 3208 Verdugo Property LLC Company: _____
Address: 11677 San Vicente Blvd, Suite 206 Telephone: (310) 571-3672
Zip: 90049 E-mail: _____

Representative: _____ Company: _____
Address: _____ Telephone: _____
Zip: _____ E-mail: _____

5. APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- The undersigned is the owner or lessee if entire site is leased, or authorized agent of the owner with power of attorney or officers of a corporation (submit proof). (NOTE: for zone changes lessee may not sign).
- The information presented is true and correct to the best of my knowledge.
- In exchange for the City's processing of this Application, the undersigned Applicant agrees to defend, indemnify and hold harmless the City, its agents, officers or employees, against any legal claim, action, or proceeding against the City or its agents, officers, or employees, to attack, set aside, void or annul any approval given as a result of this Application.

Signature:  Print: Peyman Yadegar

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____, On _____ before me, _____
(Insert Name of Notary Public and Title)

personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature

**PLEASE SEE ATTACHED
CALIFORNIA NOTARY
ACKNOWLEDGMENT**
(Seal)

Planning Staff Use Only

Amount	Invoice No.	Reviewed and Accepted by	Date
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ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

On JUNE 22, 2023 before me, Mark C. Glode Notary Public
(insert name and title of the officer)

personally appeared PEYMAN YADEGAR,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)



Los Angeles City Planning
6262 Van Nuys Blvd
2nd Floor
Van Nuys, CA 91401

June 23, 2023

RE: 3214 Verdugo VTT-76042-SL

Hello,

Enclosed is the original signed and notarized tract map extension for Case #VTT-76042-SL at 3208-3214 North Verdugo Road.

For any questions, please contact Sean Nguyen with EZ Permits, LLC. Contact info is as follows:

Name: Sean Nguyen
EZ Permit, LLC
Email: sean@ezpermitsllc.com
Phone: (213) 880-6289
Fax: (818) 449-0900
Address: 7251 N. Owensmouth Avenue, #2
Canoga Park, CA 91303

Thank you.

Enclosure:

Extension Application

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE
RENEE DAKE WILSON
KAREN MACK
MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
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ERIC GARCETTI
MAYOR

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
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SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

Decision Date: July 22, 2020

Last Day to Appeal: August 03, 2020

Christopher B. Schwanitz (O)(A)
Stradella Court, LLC
10153 Riverside Drive, Unit No. 1000
Toluca Lake, CA 91602

Matthew Hayden (R)
Hayden Planning
10008 West National Blvd., Unit No. 229
Los Angeles, CA 90034

Lawrence Wilson, P.L.S. 6712 (E)
Hahn and Associates, Inc.
28368 Constellation Road, Unit No. 300
Santa Clarita, CA 91355

Case No. VTT-76042-SL
Incidental Cases: DIR-2017-2074-SPP-CDO
CEQA: ENV-2017-2071-CE
Location: 3208 – 3214 North Verdugo
Road
Council District: 1 - Cedillo
Neighborhood
Council: Glassell Park
Community Plan
Area: Northeast Los Angeles
Land Use
Designation: Low Medium II Residential
Zone: RD2-1-CDO
Legal Description: Lot 126 arb 1 & 2, Tract TR
3579

The Advisory Agency determined, based on the whole of the administrative record, Case No. ENV-2017-2071-CE, that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Article 19, Section 15332 (Class 32) and that there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. In accordance with provisions of Section 17.03 and 17.15 of the Los Angeles Municipal Code (LAMC), the Advisory Agency approves Vesting Tentative Tract No. 76042-SL composed of one (1) lot, located at 3208-3214 North Verdugo Road, for a **maximum of ten (10) small lots**, pursuant to LAMC Section 12.22 C.27 (Ordinance No. 176,354), as shown on **map stamp-dated May 25, 2017** in the Northeast Los Angeles Community Plan area. This unit density is based on the RD2-1-CDO Zone. (The subdivider is hereby advised that the Municipal Code may not permit this maximum approved density. Therefore, verification should be obtained from the Department of Building and Safety which shall legally interpret the Zoning Code as it applies to this particular property). The Advisory Agency's approval is subject to the following conditions:

NOTE on clearing conditions: When two or more agencies must clear a condition, subdivider should follow the sequence indicated in the condition. For the benefit of the applicant, subdivider shall maintain record of all conditions cleared, including all material supporting clearances and be prepared to present copies of the clearances to each reviewing agency as may be required by its staff at the time of its review.

BUREAU OF ENGINEERING

Bureau of Engineering approvals are conducted at the Land Development Group and GIS Division, located 201 N. Figueroa Street, Suite 290. Any questions regarding these conditions should be directed to Mr. Georgic Avanesian by calling (213) 808-8588.

1. That the area shown on the tentative map as proposed common area be included as part of the adjoining Lot No. 10 easterly tract boundary and Lot No. 5 on the Final Map.
2. That if this tract map is approved as "Small Lot Subdivision" then, and if necessary for street address purposes all the common access to this subdivision be named on the final map satisfactory to the City Engineer.
3. That if this tract map is approved as small lot subdivision then the final map be labeled as "Small Lot Subdivision per Ordinance No. 176354" satisfactory to the City Engineer.
4. That if necessary public sanitary sewer easements be dedicated on the final map based on an alignment approved by the central Engineering District Office.
5. That the owners of the property record an agreement satisfactory to the City Engineer that they will provide name signs for the common access driveways.

DEPARTMENT OF BUILDING AND SAFETY, GRADING DIVISION

Grading Division approvals are conducted at 221 North Figueroa Street, 12th Floor Suite 1200. The approval of this Tract Map shall not be construed as having been based upon a geological investigation such as will authorize the issuance of the building permit of the subject property. Such permits will be issued only at such time as the Department of Building and Safety has received such topographic maps and geological reports as it deems necessary to justify the issuance of such building permits.

6. That prior to the issuance of a grading or building permit, or prior to the recordation of the final map, the subdivider shall make suitable arrangements to assure compliance, satisfactory to the Department of Building and Safety, Grading Division, with all the requirements and conditions contained in the correspondence dated April 24, 2018, Soils Approval Letter dated August 11, 2017 (Log #98084-01) and attached to the case file for Tract No. 76042-SL.

DEPARTMENT OF BUILDING AND SAFETY, ZONING DIVISION

Building and Safety approvals are conducted by appointment only - contact Eric Wong at (213) 482-6876 to schedule an appointment. Any proposed structures or uses on the site have not been checked for Building or Zoning Code requirements. Plan check may be required before any construction, occupancy or change of use. Unless filed concurrently and included as part of the hearing notice with this subdivision, any additional deviations from the Los Angeles Municipal Code required by the Department of Building and Safety Office of the Zoning Engineer preliminary to the Zoning Engineer clearing the items on the report to the Advisory Agency, shall be separately filed through the City Planning Department Office of the Zoning Administrator.

7. That prior to recordation of the final map, the Department of Building and Safety, Zoning Division shall certify that no Building or Zoning Code violations exist on the subject site. In addition, the following items shall be satisfied:

- a. Obtain permits for the demolition or removal of all existing structures on the site. Accessory structures and uses are not permitted to remain on lots without a main structure or use. Provide copies of the demolition permits and signed inspection cards to show completion of the demolition work.
- b. Provide a copy of DIR case DIR-2017-2074-CDO-SPP. Show compliance with all the conditions/requirements of the DIR case as applicable.
- c. Resubmit the map to provide and maintain a minimum 20 ft. common access strip open to the sky to the public street for access and frontage purpose per Section 12.03 under the definition of "Lot". No projections are allowed into the 20 ft. minimum common access strip. Provide the 20 ft. wide common access open to the sky or obtain approval from the City Planning Advisory Agency to allow for a reduced and/or projection into the common access strip all the way to the public street.
- d. Show all street dedication(s) as required by Bureau of Engineering and provide net lot area after all dedication. "Area" requirements shall be re-checked as per net lot area after street dedication.
- e. Provide and dimension the reciprocal private easement for driveway egress and ingress in the final map.

Notes:

The Project Site is within the Mount Washington - Glassell Park Specific Plan Area.

The proposed building plans have not been checked for and shall comply with Building and Zoning Code requirements. With the exception of revised health or safety standards, the subdivider shall have a vested right to proceed with the proposed development in substantial compliance with the ordinances, policies, and standards in effect at the time the subdivision application was deemed complete. Plan check will be required before any construction, occupancy or change of use.

The proposed buildings may not comply with City of Los Angeles Building Code requirements concerning exterior wall, protection of openings and exit requirements with respect to the proposed and existing property lines. Compliance shall be to the satisfactory of LADBS at the time of plan check.

Backup space for parking space with less than 26'-8" shall provide sufficient parking stall width and garage door opening width to comply with the current Zoning Code requirement. Comply with the above requirement at the time of Plan Check or obtain City Planning approval.

If the proposed development does not comply with the current Zoning Code, all zoning violations shall be indicated on the Map.

DEPARTMENT OF TRANSPORTATION

Transportation approvals are conducted at 201 N. Figueroa Street, 4th Floor, Station 3. Please contact DOT at (213) 482-7024 for any questions regarding the following.

8. That the project be subject to any recommendation from the Department of Transportation.

FIRE DEPARTMENT

Fire Department approvals and review are conducted at 201 N. Figueroa Street, 3rd floor. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished BY APPOINTMENT ONLY, in order to assure that you receive service with a minimum amount of waiting please call (213) 482-6509. You should advise any consultant representing you of this requirement as well.

9. That prior to the recordation of the final map, a suitable arrangement shall be made satisfactory to the Fire Department, binding the subdivider and all successors to the following:
 - a. Submit plot plans for Fire Department approval and review prior to recordation of Tract Map action.
 - b. Access for Fire Department apparatus and personnel to and into all structures shall be required.
 - c. One or more Knox Boxes will be required to be installed for LAFD access to project location and number to be determined by LAFD Field inspector. (Refer to FPB Req # 75).
 - d. The entrance or exit of all ground dwelling units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - e. No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.
 - f. Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.
 - g. The width of private roadways for general access use and fire lanes shall not be less than 20 feet, and the fire lane must be clear to the sky.
 - h. Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.
 - i. Submit plot plans indicating access road and turning area for Fire Department approval.
 - j. All parking restrictions for fire lanes shall be posted and/or painted prior to any Temporary Certificate of Occupancy being issued.
 - k. Plans showing areas to be posted and/or painted, "FIRE LANE NO PARKING" shall be submitted and approved by the Fire Department prior to building permit application sign-off.
 - l. Electric Gates approved by the Fire Department shall be tested by the Fire Department prior to Building and Safety granting a Certificate of Occupancy.

- m. On small lot subdivisions, any lots used for access purposes shall be recorded on the final map as a "Fire Lane".
- n. No proposed development utilizing cluster, group, or condominium design of one or two family dwellings shall be more than 150 feet from the edge of the roadway of an improved street, access road, or designated fire lane.
- o. Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.
- p. The Fire Department may require additional vehicular access where buildings exceed 28 feet in height.
- q. The Fire Department may require additional roof access via parapet access roof ladders where buildings exceed 28 feet in height, and when overhead wires or other obstructions block aerial ladder access.
- r. Site plans shall include all overhead utility lines adjacent to the site.
- s. Any roof elevation changes in excess of 3 feet may require the installation of ships ladders.
- t. Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.
- u. No framing shall be allowed until the roadway is installed to the satisfaction of the Fire Department.
- v. Any required fire hydrants to be installed shall be fully operational and accepted by the Fire Department prior to any building construction.
- w. The applicant is further advised that all subsequent contact regarding these conditions must be with the Hydrant and Access Unit. This would include clarification, verification of condition compliance and plans or building permit applications, etc., and shall be accomplished **BY APPOINTMENT ONLY**, in order to assure that you receive service with a minimum amount of waiting please call **(213) 202-8066**. You should advise any consultant representing you of this requirement as well.

DEPARTMENT OF WATER AND POWER

Questions regarding WSO clearance should be directed to the Los Angeles Department of Water and Power, Water Distribution Engineering, P.O. Box 51111, Room 1425, Los Angeles, CA 90051-5700 or (213)367-1218.

- 10. Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power (LADWP) for compliance with LADWP's water System Rules and requirements. Upon compliance with these conditions and requirements, LADWP's Water Services organization will forward the necessary clearances to the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(c))

BUREAU OF SANITATION

- 11. Wastewater Collection Systems Division of the Bureau of Sanitation has inspected the

sewer/storm drain lines serving the subject tract and found that there are no potential problems to structures or potential maintenance problems.

Note: This Approval is for the Tract Map only and represents the office of the Bureau of Sanitation/WCSD. The applicant may be required to obtain other necessary Clearances/Permits from the Bureau of Sanitation and appropriate District office of the Bureau of Engineering. (This condition shall be deemed cleared at the time the City Engineer clears Condition No. S-1.(d))

DEPARTMENT OF RECREATION AND PARKS

Park fees are paid at 221 N. Figueroa Street, Suite 400, Los Angeles, CA 90012. If you have any questions or comments regarding this information, please feel free to contact the RAP Park Fee staff at (213) 202-2682.

12. That the Park Fee paid to the Department of Recreation and Parks be calculated as a Subdivision (Quimby in-lieu) fee.

BUREAU OF STREET LIGHTING

Street Lighting clearance for this Street Light Maintenance Assessment District condition is conducted at 1149 S. Broadway Suite 200. Street Lighting improvement condition clearance will be conducted at the Bureau of Engineering District office, see condition S-3. (c).

13. Prior to the recordation of the final map or issuance of the Certificate of Occupancy (CofO), street lighting improvement plans shall be submitted for review and the owner shall provide a good faith effort via a ballot process for the formation or annexation of the property within the boundary of the development into a Street Lighting Maintenance Assessment District.

INFORMATION TECHNOLOGY AGENCY

14. To assure that cable television facilities will be installed in the same manner as other required improvements, please email cabletv.ita@lacity.org that provides an automated response with the instructions on how to obtain the Cable TV clearance. The automated response also provides the email address of three people in case the applicant/owner has any additional questions.

DEPARTMENT OF CITY PLANNING-SITE SPECIFIC CONDITIONS

Approvals conducted at the Metro, Valley, or West LA Development Services Centers, unless otherwise indicated.

15. Prior to the recordation of the final map, the subdivider shall prepare and execute a Covenant and Agreement (Planning Department General Form CP-6770) in a manner satisfactory to the Planning Department, binding the subdivider and all successors to the following:
 - a. Limit the proposed development to a maximum of ten (10) small lots.
 - b. A Certificate of Occupancy (temporary or final) for the building(s) in Vesting Tentative Tract Map No. 76042-SL shall not be issued until after the final map has been recorded.
 - c. Provide a minimum of two (2) covered off-street parking spaces per dwelling unit.

- d. That a solar access report shall be submitted to the satisfaction of the Advisory Agency prior to obtaining a grading permit.
- e. That the subdivider considers the use of natural gas and/or solar energy and consults with the Department of Water and Power and Southern California Gas Company regarding feasible energy conservation measures.
- f. A Community Maintenance Agreement shall be prepared, composed of all property owners, to maintain all common areas such as trees, landscaping, trash, parking, community driveway, walkways, monthly service for private fire hydrant (if required), etc. Each owner and future property owners shall automatically become party to the agreement and shall be subject to a proportionate share of the maintenance. The Community Maintenance Agreement shall be recorded as a Covenant and Agreement to run with the land. The subdivider shall submit a copy of this Agreement, once recorded, to the Planning Department for placement in the tract file.
- g. That copies of all recorded Covenant and Agreement(s) for all reciprocal private easements shall be submitted to the Planning Department for placement in the tract file.
- h. **Note to City Zoning Engineer and Plan Check.** The Advisory Agency has approved the following variations from the Los Angeles Municipal Code as it applies to this subdivision and the proposed development on the site. Approved Variations as follows:

(i) The project shall comply with setbacks as indicated in the table below:

Lot No.	Front Yard (Feet)	South Side Yard (Feet)	North Side Yard (Feet)	Rear Yard (Feet)
1	15	5	11	0
2	0	5	11	0
3	0	5	11	0
4	0	5	11	0
5	0	5	11	40
6	15	11	5	0
7	0	11	5	0
8	0	11	5	0
9	0	11	5	0
10	0	11	5	40

(ii) The Common Access Driveway may have a minimum width of 16 feet clear-to-sky.

- 16. Provide a copy of related DIR case (DIR-2017-2074-CDO-SPP). Show compliance with all the conditions/requirements of the DIR case as applicable.
- 17. **INDEMNIFICATION AND REIMBURSEMENT OF LITIGATION COSTS.**

Applicant shall do all of the following:

- (i) Defend, indemnify and hold harmless the City from any and all actions against the City relating to or arising out of, in whole or in part, the City's processing and approval of this entitlement, including but not limited to, an action to attack, challenge, set aside, void or otherwise modify or annul the approval of the entitlement, the environmental review of the entitlement, or the approval of

- subsequent permit decisions, or to claim personal property damage, including from inverse condemnation or any other constitutional claim.
- (ii) Reimburse the City for any and all costs incurred in defense of an action related to or arising out of, in whole or in part, the City's processing and approval of the entitlement, including but not limited to payment of all court costs and attorney's fees, costs of any judgments or awards against the City (including an award of attorney's fees), damages, and/or settlement costs.
 - (iii) Submit an initial deposit for the City's litigation costs to the City within 10 days' notice of the City tendering defense to the Applicant and requesting a deposit. The initial deposit shall be in an amount set by the City Attorney's Office, in its sole discretion, based on the nature and scope of action, but in no event shall the initial deposit be less than \$50,000. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (iv) Submit supplemental deposits upon notice by the City. Supplemental deposits may be required in an increased amount from the initial deposit if found necessary by the City to protect the City's interests. The City's failure to notice or collect the deposit does not relieve the Applicant from responsibility to reimburse the City pursuant to the requirement in paragraph (ii).
 - (v) If the City determines it necessary to protect the City's interest, execute an indemnity and reimbursement agreement with the City under terms consistent with the requirements of this condition.

The City shall notify the applicant within a reasonable period of time of its receipt of any action and the City shall cooperate in the defense. If the City fails to notify the applicant of any claim, action, or proceeding in a reasonable time, or if the City fails to reasonably cooperate in the defense, the applicant shall not thereafter be responsible to defend, indemnify or hold harmless the City.

The City shall have the sole right to choose its counsel, including the City Attorney's office or outside counsel. At its sole discretion, the City may participate at its own expense in the defense of any action, but such participation shall not relieve the applicant of any obligation imposed by this condition. In the event the Applicant fails to comply with this condition, in whole or in part, the City may withdraw its defense of the action, void its approval of the entitlement, or take any other action. The City retains the right to make all decisions with respect to its representations in any legal proceeding, including its inherent right to abandon or settle litigation.

For purposes of this condition, the following definitions apply:

"City" shall be defined to include the City, its agents, officers, boards, commissions, committees, employees, and volunteers.

"Action" shall be defined to include suits, proceedings (including those held under alternative dispute resolution procedures), claims, or lawsuits. Action includes actions, as defined herein, alleging failure to comply with any federal, state or local law.

Nothing in the definitions included in this paragraph are intended to limit the rights of the City or the obligations of the Applicant otherwise created by this condition.

18. **Rent Stabilization Ordinance (RSO).** Prior to the issuance of a Certificate of Occupancy, the owner shall obtain approval from the Los Angeles Housing and Community Investment

Department (HCIDLA) regarding replacement of affordable units, provision of RSO Units, and qualification for the Exemption from the Rent Stabilization Ordinance with Replacement Affordable Units in compliance with Ordinance No. 184,873.

19. **Tenant Relocation.** That the applicant execute and record a Covenant and Agreement (Planning Department General Form CP-6770) in a form satisfactory to the Advisory Agency binding the applicant and any successor in interest to provide tenant relocation assistance and establish a relocation program in a manner consistent with Section 47.07 of the Los Angeles Municipal Code relating to demolition. The covenant and agreement shall be executed and recorded with 10 days after the expiration of the appeal period (and final action thereon) and a copy provided to each eligible tenant within five days of recordation do the covenant and agreement.

DEPARTMENT OF CITY PLANNING - STANDARD SMALL LOT CONDITIONS

- SL-1. That approval of this tract constitutes approval of model home uses, including a sales office and off-street parking. If models are constructed under this tract approval, the following conditions shall apply:

- (a) Prior to recordation of the final map, the subdivider shall submit a plot plan for approval by the Development Services Center of the Department of City Planning showing the location of the model dwellings, sales office and off-street parking. The sales office must be within one of the model buildings.
- (b) All other conditions applying to Model Dwellings under Section 12.22 A, 10 and 11 and Section 17.05 O of the Code shall be fully complied with satisfactory to the Department of Building and Safety.

- SL-2. That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map. The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24-inch box trees for the unavoidable loss of desirable trees on the site.

In the event the subdivider decides not to request a permit before the recordation of the final map, a covenant and agreement satisfactory to the Advisory Agency guaranteeing the submission of such plan before obtaining any permit shall be recorded.

BUREAU OF ENGINEERING - STANDARD CONDITIONS

- S-1. (a) That the sewerage facilities charge be deposited prior to recordation of the final map over all of the tract in conformance with Section 64.11.2 of the Los Angeles Municipal Code (LAMC).
- (b) That survey boundary monuments be established in the field in a manner satisfactory to the City Engineer and located within the California Coordinate System prior to recordation of the final map. Any alternative measure approved by the City Engineer would require prior submission of complete field notes in support of the boundary survey.
- (c) That satisfactory arrangements be made with both the Water System and the Power System of the Department of Water and Power with respect to water mains, fire hydrants, service connections and public utility easements.

- (d) That any necessary sewer, street, drainage and street lighting easements be dedicated. In the event it is necessary to obtain off-site easements by separate instruments, records of the Bureau of Right-of-Way and Land shall verify that such easements have been obtained. The above requirements do not apply to easements of off-site sewers to be provided by the City.
 - (e) That drainage matters be taken care of satisfactory to the City Engineer.
 - (f) That satisfactory street, sewer and drainage plans and profiles as required, together with a lot grading plan of the tract and any necessary topography of adjoining areas be submitted to the City Engineer.
 - (g) That any required slope easements be dedicated by the final map.
 - (h) That each lot in the tract complies with the width and area requirements of the Zoning Ordinance.
 - (i) That 1-foot future streets and/or alleys be shown along the outside of incomplete public dedications and across the termini of all dedications abutting unsubdivided property. The 1-foot dedications on the map shall include a restriction against their use of access purposes until such time as they are accepted for public use.
 - (j) That any 1-foot future street and/or alley adjoining the tract be dedicated for public use by the tract, or that a suitable resolution of acceptance be transmitted to the City Council with the final map.
 - (k) That no public street grade exceeds 15%.
 - (l) That any necessary additional street dedications be provided to comply with the Americans with Disabilities Act (ADA) of 2010.
- S-2. That the following provisions be accomplished in conformity with the improvements constructed herein:
- (a) Survey monuments shall be placed and permanently referenced to the satisfaction of the City Engineer. A set of approved field notes shall be furnished, or such work shall be suitably guaranteed, except where the setting of boundary monuments requires that other procedures be followed.
 - (b) Make satisfactory arrangements with the Department of Traffic with respect to street name, warning, regulatory and guide signs.
 - (c) All grading done on private property outside the tract boundaries in connection with public improvements shall be performed within dedicated slope easements or by grants of satisfactory rights of entry by the affected property owners.
 - (d) All improvements within public streets, private street, alleys and easements shall be constructed under permit in conformity with plans and specifications approved by the Bureau of Engineering.
 - (e) Any required bonded sewer fees shall be paid prior to recordation of the final map.
- S-3. That the following improvements are either constructed prior to recordation of the final map or that the construction is suitably guaranteed:

- (a) Construct on-site sewers to serve the tract as determined by the City Engineer.
- (b) Construct any necessary drainage facilities.
- (c) Install street lighting facilities to serve the tract as required by the Bureau of Street Lighting.
 - (1) Construct a new street light: One (1) on Verdugo Road.

Notes: The quantity of street lights identified may be modified slightly during the plan check process based on illumination calculations and equipment selection.

Conditions set: 1) in compliance with a Specific Plan; 2) by LADOT, or 3) by other legal instrument excluding the Bureau of Engineering conditions, requiring an improvement that will change the geometrics of the public roadway or driveway apron may require additional or the reconstruction of street lighting improvements as part of that condition.

- (d) Plant street trees and remove any existing trees within dedicated streets or proposed dedicated streets as required by the Street Tree Division of the Bureau of Street Maintenance. All street tree plantings shall be brought up to current standards. When the City has previously been paid for tree planting, the subdivider or contractor shall notify the Urban Forestry Division ((213) 847-3077) upon completion of construction to expedite tree planting.
- (e) Repair or replace any off-grade or broken curb, gutter and sidewalk satisfactory to the City Engineer.
- (f) Construct access ramps for the handicapped as required by the City Engineer.
- (g) Close any unused driveways satisfactory to the City Engineer.
- (h) Construct any necessary additional street improvements to comply with the 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design.
- (i) That the following improvements be either constructed prior to recordation of the final map or that the construction be suitably guaranteed:
 - (1) Improve Verdugo Road adjoining the subdivision by the construction of a full-width concrete sidewalks with tree wells for 5-foot concrete sidewalk and landscaping of the parkway including any necessary removal and reconstruction of existing improvements.
 - (2) Construct the necessary on-site mainline sewers satisfactory to the City Engineer.

NOTES:

The Advisory Agency approval is the maximum number of units permitted under the tract action. However, the existing or proposed zoning may not permit this number of units.

Any removal of the existing street trees shall require Board of Public Works approval.

Satisfactory arrangements shall be made with the Los Angeles Department of Water and Power, Power System, to pay for removal, relocation, replacement or adjustment of power facilities due to this development. The subdivider must make arrangements for the underground installation of all new utility lines in conformance with Section 17.05-N of the Los Angeles Municipal Code (LAMC).

The final map must be recorded within 36 months of this approval, unless a time extension is granted before the end of such period.

The Advisory Agency hereby finds that this tract conforms to the California Water Code, as required by the Subdivision Map Act.

The subdivider should consult the Department of Water and Power to obtain energy saving design features which can be incorporated into the final building plans for the subject development. As part of the Total Energy Management Program of the Department of Water and Power, this no-cost consultation service will be provided to the subdivider upon his request.

FINDINGS OF FACT (CEQA):

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332, Class 32, of the CEQA State Guidelines.

The project is for the demolition of two (2) existing structures including four (4) dwelling units for the construction of 10 Small Lot dwellings. As a Small Lot development and a project which is characterized as in-fill development, the project qualifies for the Class 32 Categorical Exemption.

The site is zoned RD2-1-CDO and has a General Plan Land Use Designation of Low Medium II Residential. As shown in the case file, Case No. ENV-2017-2071-CE, the project is consistent with the applicable Northeast Los Angeles Community Plan designation and policies and all applicable zoning designations and regulations. The subject site is wholly within the City of Los Angeles, on a site that is approximately 0.46 acres. Lots adjacent to the subject site are developed with the following urban uses: single family dwellings, multi-family dwellings, industrial/light manufacturing, and school uses. The site is previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a traffic study. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. The project site will be adequately served by all public utilities and services given that the construction of 10 Small Lot dwellings will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

Exceptions Narrative for Class 32 Categorical Exemption

There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

There is not a succession of known projects of the same type and in the same place as the subject project. As mentioned, the project proposes the demolition of two (2) existing structures including four (4) dwelling units for the construction of 10 Small Lot dwellings in an area zoned and designated for such development. All adjacent lots are developed with single family dwellings, multi-family bungalow style dwellings, industrial/light manufacturing, and school uses, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1.5:1 on a site that is permitted to have a maximum FAR of 3:1. A 10 dwelling development with three (3)-stories is not unusual for the vicinity of the subject site, and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment. There are no Protected Trees on site, as identified in the Tree Report prepared by William R. McKinley, Certified Arborist (#WE-4578A) on September 6, 2019. The tree report notes that there are 19 trees on the site. Of those trees, 11 trees would qualify as Significant Trees as determined by the Mount Washington-Glassell Park Specific Plan. This includes one (1) Street Tree. The proposed project will require removal of all trees, including the Street Tree. Per the Mount Washington-Glassell Park Specific Plan, the applicant will be required to replace all removed Significant Trees at a 1:1 ratio and the replacement trees shall have a minimum trunk diameter of two (2) inches and a height of eight (8)-feet at the time of planting.

Additionally, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The proposed project is located approximately 25 miles east of this State Scenic Highway. Therefore the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the site as a historic resource. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

FINDINGS OF FACT (SUBDIVISION MAP ACT):

In connection with the approval of Vesting Tentative Tract Map No. 76042-SL, pursuant to Section 66474 of the State of California Government Code (the Subdivision Map Act), the Advisory Agency of the City of Los Angeles makes the prescribed findings as follows:

- (a) PROPOSED MAP IS CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The Land Use Element of the General Plan consists of the 35 Community Plans within the City of Los Angeles, which establishes goals, objectives, and policies for future developments at a neighborhood level. The Land Use Element is further implemented through the Los Angeles Municipal Code (LAMC). The zoning regulations contained within the LAMC regulates density, height, parking, and the subdivision of land, among other provisions.

Section 17.05 C of the Los Angeles Municipal Code (LAMC) requires the Vesting Tentative Tract Map be designed in compliance with the General Plan and zoning regulations applicable to the project site. The subject property is approximately 20,000 square feet in

size. The site is located within the Northeast Los Angeles Community Plan area and has a land use designation of Low Medium II Residential and is zoned RD2-1-CDO. The subject property is also located within the boundaries of the Cypress Park and Glassell Park Community Design Overlay (CDO) and Mount Washington – Glassell Park Specific Plan. The applicant has filed incidental Case No. DIR-2017-2074-CDO-SPP to review the proposed small lot dwellings for compliance with the Cypress Park and Glassell Park CDO and Mount Washington – Glassell Park Specific Plan.

The proposed small lot development is consistent with the land use designation of the Northeast Los Angeles Community Plan, Specific Plan, and CDO. The RD2 Zone would permit a maximum of ten (10) dwelling units on the site. The proposed density of ten (10) small lot homes would be consistent with the zone. The project proposes to provide two (2) covered parking spaces within an attached garage for each small lot home for a total of 20 parking spaces. The tract map has been conditioned to require the development of the small lot homes to submit a copy of determination of incidental Case No. DIR--2017-2074-CDO-SPP.

LAMC Section 17.06 B lists map requirements for a tentative tract map. The Vesting Tentative Tract Map was prepared by a registered professional engineer and contains the required components, dimensions, areas, notes, legal description, ownership, applicant, and site address information as required by LAMC. As such, the map provides the required components of a tentative tract map. Therefore, as conditioned and contingent upon the approval of Case No. DIR-2017-2074-CDO-SPP, the proposed map is substantially consistent with the applicable General and Specific Plans affecting the project site.

(b) THE DESIGN AND IMPROVEMENT OF THE PROPOSED SUBDIVISION ARE CONSISTENT WITH APPLICABLE GENERAL AND SPECIFIC PLANS.

The adopted Northeast Los Angeles Community Plan designates the subject property for Low Medium II Residential land uses with the corresponding zone of RD2-1-CDO. The property contains approximately 0.46 gross acres. The proposed subdivision for 10 Small Lots is allowable under the current RD2 Zone, and the Low Medium II land use designation. The property is located within the jurisdiction of the adopted Mount Washington-Glassell Park Specific Plan as well as within the adopted Cypress Park and Glassell Park Community Design Overlay. The site is not subject to the Specific Plan for the Management of Flood Hazards (floodways, floodplains, mud prove areas, coastal high-hazard and flood-related erosion hazard areas). Therefore, as conditioned, the proposed tract map is consistent with the intent and purpose of the applicable General and Specific Plans.

Section 66418 of the Subdivision Map Act defines the term “design” as follows: “Design” means: (1) street alignments, grades and widths; (2) drainage and sanitary facilities and utilities, including alignments and grades thereof; (3) location and size of all required easements and rights-of-way; (4) fire roads and firebreaks; (5) lot size and configuration; (6) traffic access; (7) grading; (8) land to be dedicated for park or recreational purposes; and (9) such other specific physical requirements in the plan and configuration of the entire subdivision as may be necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan. In addition, Section 66427 of the Subdivision Map Act expressly states that the “Design and location of buildings are not part of the map review process for condominium, community apartment or stock cooperative projects.”

Section 66419 of the Subdivision Map Act defines the term “improvement” as follows: (a) “Improvement” refers to any street work and utilities to be installed, or agreed to be installed, by the subdivider on the land to be used for public or private streets, highways,

ways, and easements, as are necessary for the general use of the lot owners in the subdivision and local neighborhood traffic and drainage needs as a condition precedent to the approval and acceptance of the final map thereof; and (b) "Improvement" also refers to any other specific improvements or types of improvements, the installation of which, either by the subdivider, by public agencies, by private utilities, by any other entity approved by the local agency, or by a combination thereof, is necessary to ensure consistency with, or implementation of, the general plan or any applicable specific plan.

As stated in Finding (a), the site is zoned RD2-1-CDO and designated for Low Medium II Residential land uses by the Northeast Los Angeles Community Plan. The site is located within boundaries of the Cypress Park and Glassell Park CDO and the Mount Washington – Glassell Park Specific Plan. The CDO and the Specific Plans do not contain regulations pertaining to the subdivision of land.

The design and layout of the vesting map is consistent with the design standards established by the Subdivision Map Act and Division of Land Regulations of the Los Angeles Municipal Code (LAMC). The Department of Building and Safety, Grading and Zoning Division, Bureau of Engineering (BOE), Fire Department, Bureau of Sanitation, Department of Water and Power, Recreation and Parks, Bureau of Street Lighting, and Urban Forestry Division have found the subdivision satisfactory and/or recommended conditions to be imposed on the tract map approval. At the public hearing, upon further review of the tract map and clarification from the project's representative, the representative from the Bureau of Engineering recommended a modification to the recommended condition for the sidewalk easement and improvements along Verdugo Road. The Deputy Advisory Agency concurred with the recommended changes and the conditions have been incorporated herein.

The project is required to comply with conditions listed in the Grading Division's Soils Report Approval Letter, Log # 98084-01, dated August 11, 2017. Conditions of Approval for the physical improvement of the subdivision are required to be performed prior to the recordation of the final Vesting Tentative Tract Map and/or issuance any permits. Therefore, as conditioned, the design and improvements of the proposed subdivision are consistent with the applicable General Plan.

(c) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED TYPE OF DEVELOPMENT.

The development of this tract is an infill development in an otherwise mixed-density and mixed-use neighborhood. The project site consists of 20,008 gross square feet of land, and is currently improved with two (2) existing structures including four (4) dwelling units, which will be demolished as part of the implementation of the proposed project. The project site is located 0.93 km from the Hollywood Fault Zone. The site is not identified as having hazardous waste or past remediation.

The Grading Division of the Department of Building and Safety concluded on August 11, 2017, that the reports provided by the applicant were acceptable, provided the proposed conditions are complied with. The Applicant shall comply with any requirements of the Department of Building and Safety, Grading Division for recordation of the final map and issuance of any permit. Therefore, the site is physically suitable for the proposed project.

(d) THE SITE IS PHYSICALLY SUITABLE FOR THE PROPOSED DENSITY OF DEVELOPMENT

The project site consists of two (2) lots with frontage along Verdugo Road. The street

frontage along Verdugo Road measures approximately 80-feet. The properties to the north are developed with one (1)-story bungalow style multi-family dwellings. The properties to the south are developed with one (1) to two (2)-story single-family dwellings. The properties to the east are developed with one (1) to two (2)-story multi-family dwellings. The properties to the west are developed with one (1)-story light manufacturing uses.

The proposed subdivision of 10 small lots is allowable under the current RD2-1 Zone, and the Low Medium II Residential land use designation.

The Department of Building and Safety, Grading Division has reviewed the project and determined that the site is physically suitable for the proposed type of development. Per the requirements of the RD2 zone and the Small Lot Ordinance, the site is sufficient in size for the proposed subdivision. Therefore, the site is physically suitable for the proposed density of development.

- (e) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE OR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

Mitigation measures are not necessary as there are no potentially significant negative environmental effects associated with the project. The Director of Planning has determined that the project is Categorically Exempt from the environmental review pursuant to Article 19, Section 15332 of the CEQA State Guidelines, and no substantial environmental damage would be caused through the proposed improvements.

- (f) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS ARE NOT LIKELY TO CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

There will be no potential public health problems caused by the design or improvement of the proposed subdivision.

The development is required to be connected to the City's sanitary sewer system, where the sewage will be directed to the LA Hyperion Treatment Plant, which has been upgraded to meet Statewide ocean discharge standards. The Bureau of Engineering has reported that the proposed subdivision does not violate the existing California Water Code because the subdivision will be connected to the public sewer system and will have only a minor incremental impact on the quality of the effluent from the Hyperion Treatment Plant.

- (g) THE DESIGN OF THE SUBDIVISION AND THE PROPOSED IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS ACQUIRED BY THE PUBLIC AT LARGE FOR ACCESS THROUGH OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

While the proposed project will provide a private easement for common/vehicular access purposes within the subdivision, there are no known easements acquired by the public at large for access through or use of the property within the proposed subdivision, as identified on the proposed tract map. Necessary easements for utilities will be acquired by the City prior to the recordation of the proposed tract map. Therefore, the design of the subdivision and the proposed improvements would not conflict with easements acquired by the public at large for access through or use of the property within the proposed subdivision.

- (h) THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING

OPPORTUNITIES IN THE SUBDIVISION. (REF. SECTION 66473.1)

In assessing the feasibility of passive or natural heating or cooling opportunities in the proposed subdivision design, the applicant has prepared and submitted materials which consider the local climate, contours, configuration of the parcel(s) to be subdivided and other design and improvement requirements.

Providing for passive or natural heating or cooling opportunities will not result in reducing allowable densities or the percentage of a lot which may be occupied by a building or structure under applicable planning and zoning in effect at the time the tentative map was filed.

The lot layout of the subdivision has taken into consideration the maximizing of the north/south orientation.

The topography of the site has been considered in the maximization of passive or natural heating and cooling opportunities.

In addition, prior to obtaining a building permit, the subdivider shall consider building construction techniques, such as overhanging eaves, location of windows, insulation, exhaust fans; planting of trees for shade purposes and the height of the buildings on the site in relation to adjacent development.

These findings shall apply to both the tentative and final maps for Vesting Tentative Tract No. 76042-SL.

VINCENT P. BERTONI, AICP
Advisory Agency



May Sirinopwongsagon
Deputy Advisory Agency

VPB:MS:JC:DL:NS

Note:

If you wish to file an appeal, it must be filed within 10 calendar days from the decision date as noted in this letter. For an appeal to be valid to the City Planning Commission or Area Planning Commission, it must be accepted as complete by the City Planning Department and appeal fees paid, prior to expiration of the above 10-day time limit. Such appeal must be submitted on Master Appeal Form No. CP-7769 at the Department's Public Offices, located at:

Figueroa Plaza
201 North Figueroa Street,
4th Floor
Los Angeles, CA 90012
(213) 482-7077

Marvin Braude San Fernando
Valley Constituent Service Center
6262 Van Nuys Boulevard, Room 251
Van Nuys, CA 91401
(818) 374-5050

West Los Angeles
1828 Sawtelle Boulevard,
2nd Floor
Los Angeles, CA 90025
(310) 231-2901

Forms are also available on-line at <http://planning.lacity.org>

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision

of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision becomes final.

If you have any questions, please call Development Services Center staff at (213) 482-7077 or (818) 374-5050 or (310) 231-2901.

VESTING TENTATIVE TRACT NO.76042

FOR SMALL LOT SUBDIVISION PURPOSES
PER ORDINANCE 176354

BEING A SUBDIVISION OF LOT 126 OF TRACT NO. 3579, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF PLAN: MAY 4, 2017

DATE OF FIELD SURVEY: FEBRUARY 27, 2017

ADDRESS: 3208-3214 N VERDUGO ROAD, LOS ANGELES, CA 90065

ASSESSOR'S PARCEL NUMBER: 5456-002-011

THOMAS GUIDE PAGE: 594-G3

AREA: 20,008 SQUARE FEET, 0.46 ACRES - GROSS

EXISTING/PROPOSED ZONING: RD2-1-CDO

COMMUNITY PLAN: NORTHEAST LOS ANGELES

SPECIFIC PLAN AREA: MOUNT WASHINGTON - GLASSSELL PARK

CENSUS TRACT NO: 1864.04

MAP SHEET: 150B213

BENCH MARK: THE BEARING OF S16°52'00"W ALONG THE CENTERLINE OF VERDUGO ROAD AS SHOWN ON TRACT NO. 3579, MAP BOOK 40, PAGES 72 AND 73 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE: THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FIRM MAP NUMBER 06037C1626F DATED SEPTEMBER 26, 2008. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTE:

- SMALL LOT SINGLE FAMILY SUBDIVISION IN THE RD2-1-CDO ZONE, PURSUANT TO LOS ANGELES MUNICIPAL CODE §12.22 A27
- BOUNDARY SHOWN HEREON IS PER FIELD MEASUREMENTS
- EXISTING SITE IMPROVEMENTS TBR
- PROPOSED STRUCTURES SHOWN HEREON ARE APPROXIMATE
- THERE ARE NO PROTECTED TREES ON THE SITE. EXISTING TREES TBR
- FOR THE CONSTRUCTION, USE AND MAINTENANCE OF A 10 LOT SMALL LOT SUBDIVISION COMPRISED OF 10 SINGLE-FAMILY DWELLINGS WITH 20 GARAGE PARKING SPACES.
- PRIVATE DRIVEWAY TRASH COLLECTION.
- SEWERS ARE IN AND AVAILABLE
- UTILITY INFORMATION SHOWN HEREON IS PER RECORD DATA AND IS ONLY AS ACCURATE AS SAID DATA.
- NOT IN A HILLSIDE GRADING AREA
- SPECIAL GRADING AREA (BOE BASIC GRID MAP A-13372)
- LOCATED IN LIQUEFACTION ZONE
- NOT IN ANY ADDITIONAL GEOLOGIC/FLOOD/SPECIAL HAZARD AREA

Owners:

Stradella Court, LLC
10153 Riverside Drive, Suite 1000
Toluca Lake, CA 91602

Subdivider:

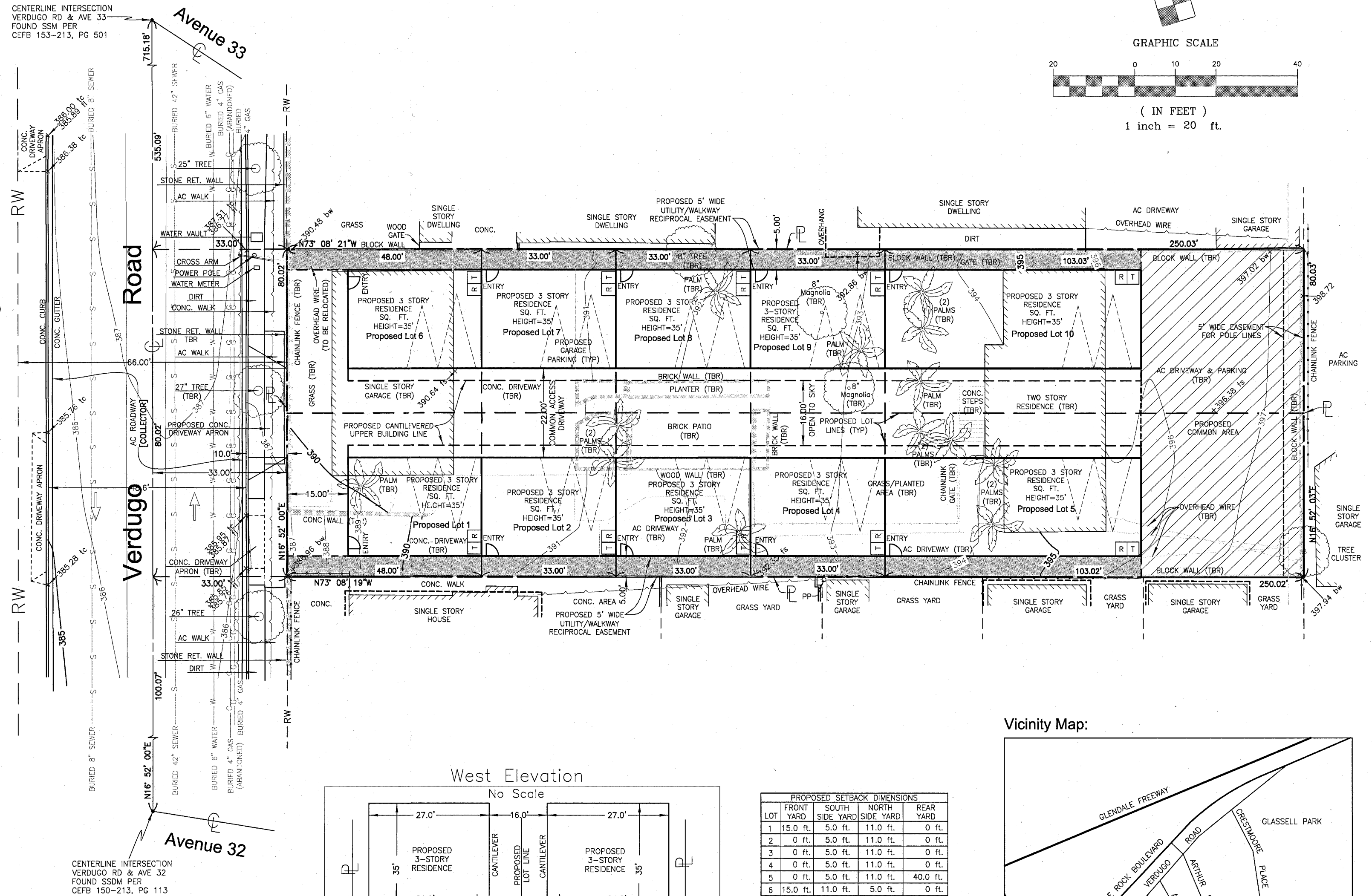
Chris Schwanitz
10153 Riverside Drive, Suite 1000
Toluca Lake, CA 91602
(310) 401-0115

Survey Prepared By:

Hahn and Associates, Inc.
28368 Constellation Road, Unit 300
Santa Clarita, CA 91355
(661) 775-9500

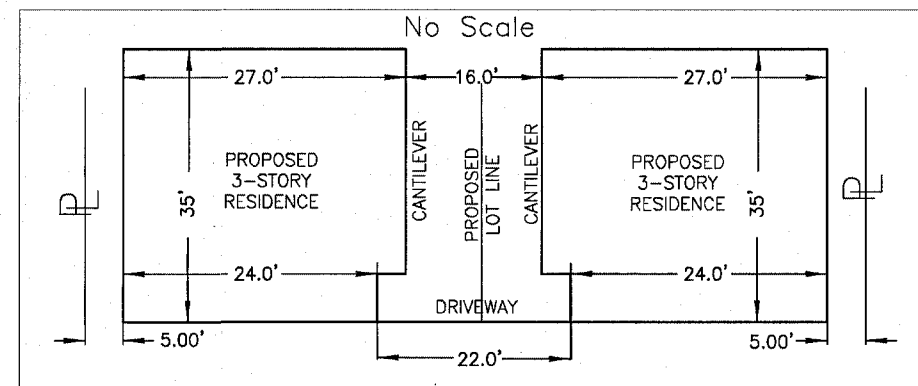
Legend:

- ac = asphalt concrete
- bw = bottom wall
- conc. = concrete
- fl = flowline
- fs = finish surface
- pp = power pole
- R = recycle
- ret. = retaining
- T = trash
- TBR = to be removed
- tc = top of curb
- P = property line
- C = centerline



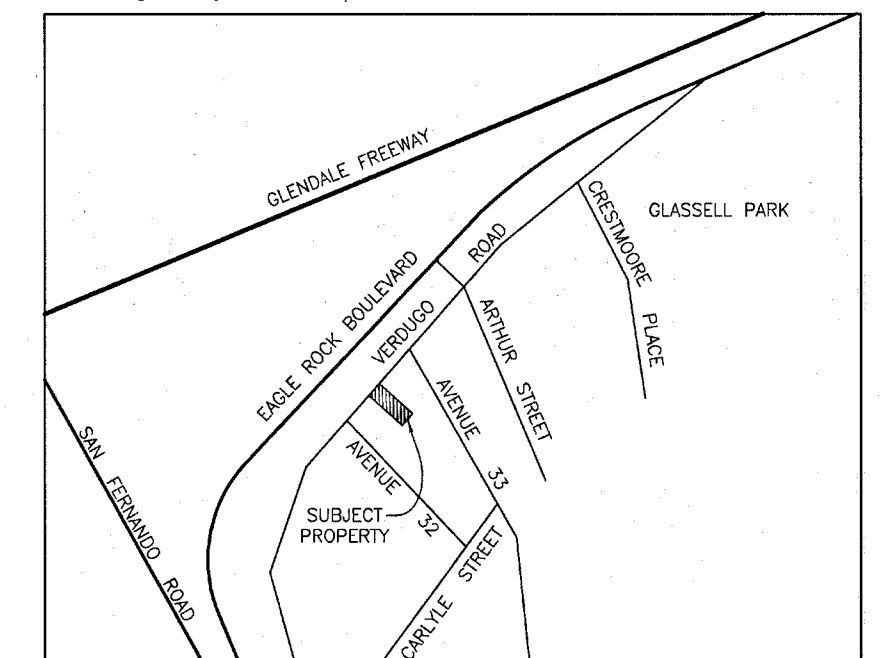
West Elevation

No Scale



PROPOSED SETBACK DIMENSIONS				
LOT	FRONT YARD	SOUTH SIDE YARD	NORTH SIDE YARD	REAR YARD
1	15.0 ft.	5.0 ft.	11.0 ft.	0 ft.
2	0 ft.	5.0 ft.	11.0 ft.	0 ft.
3	0 ft.	5.0 ft.	11.0 ft.	0 ft.
4	0 ft.	5.0 ft.	11.0 ft.	0 ft.
5	0 ft.	5.0 ft.	11.0 ft.	40.0 ft.
6	15.0 ft.	11.0 ft.	5.0 ft.	0 ft.
7	0 ft.	11.0 ft.	5.0 ft.	0 ft.
8	0 ft.	11.0 ft.	5.0 ft.	0 ft.
9	0 ft.	11.0 ft.	5.0 ft.	0 ft.
10	0 ft.	11.0 ft.	5.0 ft.	40.0 ft.

Vicinity Map:



H H N
AND ASSOCIATES, INC.

LOS ANGELES DEPT. OF CITY PLANNING
SUBMITTED FOR FILING
TENTATIVE MAP

MAY 25 2017

☐ REVISED MAP ☐ EXTENSION OF TIME
☐ FINAL MAP UNIT ☐ MODIFIED
DEPUTY ADVISORY AGENCY